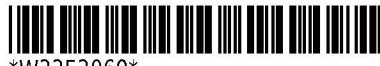


WHEN RECORDED MAIL TO
AND MAIL TAX NOTICE TO:
Teddy B. Properties, LLC
1853 E Princeton Ave
Salt Lake City, UT 84108



W3353069

E# 3353069 PG 1 OF 2
Leann H. Kilts, WEBER COUNTY RECORDER
02-Jan-25 0350 PM FEE \$40.00 DEP LC
REC FOR: US TITLE INSURANCE AGENCY
ELECTRONICALLY RECORDED

WARRANTY DEED

File No.: 079988
APN: 01-013-0012 **BT**
 ^{CM} ^{ds}
 _{CM} **PCV**

Heathie Properties, LLC, a Utah Limited Liability Company,

Grantor(s), of Salt Lake City, Salt Lake County, State of Utah, hereby convey(s) and warrant(s) to

**Teddy B. Properties, LLC, a Utah Limited Liability Company, as to an undivided 50% interest and
Jonathan Miller, as to an undivided 50% interest.**

Grantee(s), of Cottonwood Heights, Salt Lake County, State of Utah, for the sum of ten dollars and other
good and valuable consideration, the following tract of land located in Weber County, Utah, to wit:

Part of Lot 3, Block 15, Plat A, Ogden City Survey, Weber County, Utah: Beginning at a point 1.5 rods
West and 54.50 feet North from the Southeast corner of said Lot 3, and running thence West 8.5 rods,
thence North 46.00 feet, thence East 30.25 feet, more or less, thence North 1.00 feet, thence East 5.60
feet, thence North 4.00 feet, thence East 6.30 feet, thence North 2.00 feet, thence East 25.10 feet, thence
South 3.50 feet, thence East 73.00 feet to the West line of Orchard Avenue, thence South 49.50 feet to
the point of beginning.

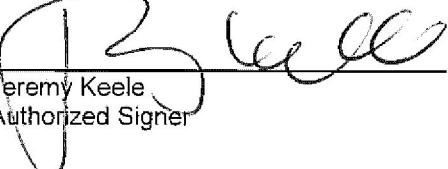
Situated in Weber County, State of Utah

Subject to easements, restrictions, and rights of way appearing of record or enforceable in law or equity.

Witness the hand(s) of said Grantor(s) this 2nd day of January, 2025.

Heathie Properties, LLC,
a Utah Limited Liability Company

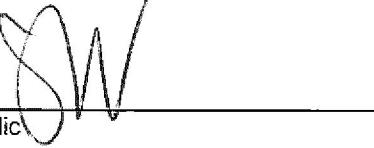
By: JonandJer Properties, LLC
a Utah Limited Liability Company, Manager

BY: 
Jeremy Keele
Authorized Signer

STATE OF UTAH)

:ss)
COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me the 2nd day of January, 2025 by Jeremy Keele,
Authorized Signer for By: JonandJer Properties, LLC, a Utah Limited Liability Company, Manager of
Heathie Properties, LLC, a Utah Limited Liability Company .


Notary Public

